

MINUTES OF THE ZONING BOARD
PUBLIC HEARING AND REGULAR MEETING,
MONDAY, NOVEMBER 14, 2016 AT
7:00PM, ON THE 4th FLOOR, CAFETERIA,
GOVERNMENT CENTER BLDG, 888 WASHINGTON
BLVD., STAMFORD, CT

Present for the Board: Thomas Mills (Chair); David Stein (Secretary), William Morris, Joanna Gwozdzowski, Rosanne McManus & Sandra Dennies (Alternate). Present for staff: Ralph Blessing, Land Use Bureau Chief, and Vineeta Mathur, Associate Planner.

Chairman Mills called the meeting to order 7:05pm.

Chair Mills announced that the meeting is now set up for the hearing impaired.

PUBLIC HEARING CONTINUED FROM OCTOBER 17, 2016

- 1 **Application 216- 22 - LADDINS TERRACE ASSOCIATES LP (owner) and T.M. CROWLEY & ASSOCIATES, 1938 West Main Street, 0 West Main Street and Lot A-West Main Street requesting approval for Site & Architectural Plans and Special Exception,** requesting approval to construct two one-story retail buildings totaling 18,857 sq. ft. Building is located in the M-L Zone.

Chairman Mills read the application 216-22 into the record

Attorney Jackie Kaufman presented the application and gave a brief recap of the project. She presented a revised site plan and handed out copies to the board members. She described the plan for extension of the sidewalk on West Main Street to the private drive. Paul Vitaliano, architect for the project further described the proposal and the issues posed by the utility pole and the sewer pump station that prevent the straight continuation of the sidewalk.

Mr. Morris expressed the desire to see an alternate plan if the utility pole could not be move to create the sidewalk.

Attorney Kaufman said that they have had discussion with the city and DOT in possibly snaking the utilities underground. She also stated that she has tried to make contact with the owners of the adjacent properties to create a move convenient access driveway – she has not received any responses.

Chairman Mills expressed concern that the left turn from the site onto West Main Street could be a hazard for drivers and make the City of Stamford liable in the case of a law suit.

Attorney Kaufman noted that the City traffic engineer has not made any comments because it is a state road.

Chairman Mills- stated that he had a conversation with the City Traffic Engineer Robert Zaitooni and he stated that while it is a state road and therefore not his jurisdiction he feels that the left turn is not safe. Attorney Kaufman handed out comments from the state DOT that they are ok with the turn.

Charles Baker, VHB Traffic Engineer stated that they did a study on the safety of the driveway and that it meets all city and state guidelines. He also stated that the State is not willing to post a 'no left turn sign' because they feel that motorists will only ignore it anyway.

Mr. Morris asked if the DOT visit the site. Mr. Baker replied that yes they normally do and a DOT staff person has been on site to review.

Mr. Stein asked about the fair share contribution towards the improvement of the West Ave & West Main Street intersection. Attorney Kaufman said that they have received the request for \$20,000 as the fair share contribution from Robert Zaitooni. She stated that they feel that it is an aggressive number that they are using the site within the Zoning rights and will be making many improvements. She stated that they received this request late today and that the applicant is not in a position to meet that request.

Doug Berner, architect for this project described the elevation, the architectural changes, new color choice and lighting. He showed the board samples of the building materials.

The board complemented the modifications to the exterior of the building in response to their comments.

Chairman Mills asked if there were any public comments. There were no comments from the public.

Chairman Mills noted that the Public Hearing for application 216-22 has been closed.

Ms. McManus moved to take out agenda out of order to discuss the minutes, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus & Gwozdzowski)

REGULAR MEETING

APPROVAL OF MINUTES:

Minutes for Approval: October 17, 2016, Following a brief discussion, Mr. Stein moved to approve the minutes as submitted by Ms. McManus and carried on a vote of 4 to 0 (Mills, Morris, Stein, & Gwozdzowski).

Minutes for Approval: October 24, 2016, Following a brief discussion, Mr. Morris moved to approve the minutes as submitted by Ms. Gwozdzowski and carried on a vote of 4 to 0 (Morris, Stein, McManus & Gwozdzowski).

Ms. McManus moved to take agenda out of order to Old Business to discuss application 213-30, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus & Gwozdzowski)

OLD BUSINESS

1. **Application 213-30 – BBSF, LLC & AFFORDABLE HOUSING DEVELOPMENT COMPANY, LLC, 695 Atlantic Street, Final Site & Architectural Plans and/or Requested Uses and Coastal Site Plan Review**, proposes to construct the final 155 unit residential component of the Metro Green development Buildings A and D and Phase II of the 3-level parking garage as well as associated site improvements in the TCDD district (*Request for time extension*)

Chairman Mills read application 213-30 (time extension) for the record.

Ms. Mathur presented the request to the board.

After a brief discussion Ms. McManus moved to approve the time extension, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus, and Gwozdzowski)

Mr. Stein moved to go back to the regular public hearing agenda seconded by Mr. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus & Gwozdzowski)

PUBLIC HEARING CONTINUED FROM OCTOBER 17, 2016

1. **Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review**, requesting Amendment of GDP and approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 435 units of housing of approx. 564,000 sf with related parking, utilities and site improvements in an SRD-S district.

Chairman Mills read the applications 216-27 and 216-28 into the record and noted that this application is a continuance from the October 17, 2016 meeting.

Attorney John Freeman presented the application and described the changes that they made subsequent to the October 17 public hearing. He handed out changes to the board. He made a note of the fact that after discussion with staff they concluded that the towers on P4 and P5 would count as two buildings for the purpose of the number of buildings allowed to exceed the height of 155'. Additionally he made note of corrections to the amended GDP map including labels for blocks C3 and S5.

Chairman Mills addressed the board and asked each member if they had any questions. There were none.

Chairman Mills asked if there were any public comments. There were no comments from the public.

Chairman Mills noted that the Public Hearing for applications 215-28 and 215-28a has been closed.

Chairman Mills called a recess at 8:06pm meeting resumed at 8:15pm

OLD BUSINESS

Ms. McManus moved to take agenda out of order to Old Business to discuss application 214-10 and 214-11 seconded by Mr. Stein and carried on a vote of 5 to 0 (Mill, Morris, Stein, McManus & Gwozdzowski)

2. **Application 214-10 – and 214-11 80 WEP-1351, LLC, DP 26, LLC & ALBRIGHT PROPERTIES GROUP, LLC, 1351 Washington Blvd, Text Change and Special Exception** to Amend Article I, Section 3A, Definition 92.1 (Self-Storage Facility) to add a new definition for Self-Storage Facility and reassigning Senior Housing and Nursing Home Facility Complex as Definition 92.2 and by amending Article IV, Section 12-D-18 to define parking for Warehouses and Self-Storage Facilities and by amending Appendix A, Table I to modify #42.1 to reflect a new definition number 92.2 and by amending Appendix A, Table II to add a new line #164.1 under permitted uses in commercial and industrial districts and to identify self-storage facilities as requiring Special Exception approval in the C-L, C-I and C-G Districts.
(Request for approval of proposed sign)

Mr. Santiago Babdaty presented the request to the board stated that there will be two non-illuminated aluminum signs and that the signs will not be on the street.

After a brief discussion Mr. Morris moved to approve the signage, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus, and Gwozdzowski)

Ms. McManus moved to take agenda out of order to Public Hearing to discuss applications 216-27 and 216-28 seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus & Gwozdzowski)

PUBLIC HEARING

1. **Application 216-27 –TRUE NORTH STAMFORD, LLC and ST. JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD, CT., 245 (aka) 279 Atlantic Street, Text Change**, Proposing to Amend table IV, Appendix B, within the C-L, C-G and CC-N districts.
2. **Application 216-28 – TRUE NORTH STAMFORD, LLC and ST. JOHN’S ROMAN CATHOLIC CHURCH OF STAMFORD CT., 245 (aka) 279 Atlantic Street, approval of Site and Architectural Plans, Special Exception and Costal Site Plan Review**, The proposed redevelopment project is anticipated to consist of 212 apartments, 1 guest suite and up to approximately 8000 sf of retail / flex space as well as 315 parking spaces within an enclosed structural parking garage. An additional level of parking below grade with approximately 71 parking spaces is also proposed as an option to be constructed at the discretion of ROECO. The church and the rectory will also remain on the property.

Chairman Mills read the applications 216-27 and 216-28 into the record

Attorney William Hennessey presented the certified mailings to the board.

Mr. Stein read the Planning Board referral comments for the record

Attorney Hennessey presented the proposed project to the board. He stated that all the applications are part of this public hearing process. Attorney Hennessey described the multiple benefits that the project will have for the city.

The project will result in the redevelopment of a long underutilized piece of property in downtown Stamford. He noted that project will financially benefit the church for needed repairs to the rectory through the ground lease agreement with the developer. Additionally, the parking within the project will benefit the Center for the Arts, NBC & the Palace Theater. Attorney Hennessey stated that they are requesting that Inspirica be the beneficiary of their BMR obligation going towards the project on Franklin Street. The Franklin Street project is a 53 unit building with deeply affordable housing for families with very low income or no income. The BMR obligation would directly go towards 13 of these units for rent to those individuals making 25% of the area median income.

Attorney Hennessey and his team using presentation boards went through the project for the Zoning Board. The site area is 2.8 acre and the ground lease is for 1.6 acres. The building will be a traditional mercantile building. Bell Street will have incubator spaces for farmer’s market or craft area. The building will contain 212 units and 315 parking spaces. Hundred (100) of the parking spaces will be reserved for the church.

The architect for the future piazza described the design and the proposed rectory.

Mr. Stein asked if there is a close up photo of what the wall of the building facing the piazza will look like. No we have samples it will be 16 inches of one color brick and 8 inches of an alternate color.

Ms. McManus inquired about the planting within the piazza. The architect responded with a description of the landscape design.

Attorney Lisa Feinberg presented the text amendment and gave a brief description for the board. Mr. Stein asked so the 15ft set back wouldn't apply to the front property line as long as there is retail somewhere on the property.

Attorney Feinberg replied – the language exists in the regulations today we took a piece of footnote 8 and moved it into footnote 7 and taking out footnote 8.

Mr. Stein question “front property line” or “all property lines” correct. Mr. Stein corrected Attorney Feinberg in that the language should read “all property lines”

Chairman Mills agreed that the language should be changed to all property lines.

Mr. Stein asked -as long as there is retail somewhere than you do not have to setback your dwelling units.

Attorney Feinberg – correct and also that the Zoning Board can determine the appropriate setbacks.

PUBLIC COMMENTS

Jason Chaplan, Executive Director of Inspirica described how the Saint John's proposed project will help fund his project which will be located on Franklin Street. Mr. Chaplan described his project (Inspirica) which will be a building that will house people in need of affordable housing. The building will be 47,000sf, will include 53 units for 125 residents and will have rents ranging from \$429 to \$753 a month. There will also be a 6000 sq.ft. early childhood education center on site with 6 classrooms for children 0-3 years of age. He noted that the contribution from the St. John's project will take this project across the finish line.

Sandy Goldstein, President of Downtown Special Services District noted that she is very much in favor of Inspirica and all their work. DSSD is very supportive of the St. John's project for many reasons. She stated that housing is very important for the city. She commended the Zoning Board for approving 6,000 housing units in the downtown area. Bell Street is very dark at night not user friendly. The idea of a Piazza is great it can be used for artists and craft areas and will be very engaging. She also noted that the sidewalks around this proposed project need to be repaired.

Monsignor DiGiovanni spoke to the board of all the church does – on a Sunday the 10am Mass can have up to 900 people. There are 3400 members. We hear confessions in several languages. We have education programs, lectures, and we offer up our hall free for many programs. We

feed the poor and we help anybody in any way we can. The Bell Street parking lot is a mess, very much in favor of a new parking garage, building and a Piazza.

Jack Cohen, President Stamford Chamber of Commerce –Stated that Canterbury Green was a very similar project that was done many years ago under Urban Renewal. He noted his strong support for the project.

The Zoning Board members

Ms. McManus stated to Attorney Hennessey that for the next meeting she would like more details on the parking and the roof.

Ms. Gwozdzowski - Roofing

Mr. Stein- More detail on transportation and also how the BMR was calculated

Ms. Dennies – Parking – materials on the exterior and would like to re- visit the text change

Mr. Mills – need something more for the wall many be a mural or some distressing

Chairman Mills noted that the Public Hearing for applications 216-27 and 216-28 is continued to November 21, 2016 at 7:00pm

Chairman Mills called a recess at 10:30pm meeting resumed at 10:38pm

Ms. McManus moved to take agenda out of order to Old Business to discuss application 17 Doral Farm Road seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus & Gwozdzowski)

OLD BUSINESS

2. **17 Doral Farms Road, Alan Krim** – Requesting permission to build an addition (sunroom) and the expansion of deck. The property is in the Residential Design District R-D.

Chairman Mills read the request into the record.

Ms. Mathur presented the request to the board.

After a brief discussion Ms. McManus moved to approve the addition of a sunroom and a deck expansion, seconded by Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus, and Gwozdzowski)

Mr. Stein moved to take agenda out of order to Pending Applications discuss application CSPR 1002 Road seconded by Ms. McManus and carried on a vote of 5 to 0 (Mill, Morris, Stein, McManus & Gwozdzowski)

PENDING APPLICATIONS

1. **CSPR-1002 – JENNIFER MCMONAGLE, 15 Ralph Street, Lot 26**, raise an existing dwelling above the 100 year flood elevation, add a second story addition over a portion of the existing footprint, add a 194 sf addition off the rear of the dwelling and construct a deck off the rear of the dwelling. Relocate and raise an existing shed to conform to zoning setbacks and flood proof the shed in an R-10 zone within the CAM boundary.

Chairman Mills read the application CSPR-1002 into the record.

Ms. Mathur presented the application and summarized the approval conditions recommended by EPB staff.

After a brief discussion, Ms. Gwozdzowski moved to approve the application with the conditions recommended by Rick Talamelli, EPB staff, seconded by Mr. Stein and carried on a vote of 5 to 0 (Mills, Morris, Stein McManus & Gwozdzowski)

2. **Application 216- 22 - LADDINS TERRACE ASSOCIATES LP (owner) and T.M. CROWLEY & ASSOCIATES, 1938 West Main Street, 0 West Main Street and Lot A-West Main Street requesting approval for Site & Architectural Plans and Special Exception**, requesting approval to construct two one-story retail buildings totaling 18,857 sq. ft. Building is located in the M-L Zone.

The board moved to table the discussion of the conditions to the next scheduled meeting, Monday November 21, 2016.

3. **Application 215-28 – 215-28A -THE STRAND/BRC GROUP LLC and WALTER WHEELER DRIVE SPE, LLC, Parcels P4 and P5, 0 Washington Blvd, Amended GDP, Final Site & Architectural Plans and Coastal Site Plan Review**, requesting Amendment of GDP and approval of Final Site & Architectural Plans and Coastal Site Plan Review to construct 435 units of housing of approx. 564,000 sf with related parking, utilities and site improvements in an SRD-S district.

After a discussion of each of the conditions Mr. Morris moved to approve application 215-28, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus & Gwozdzowski)

After a discussion of each of the conditions Mr. Stein moved to approve application 215-28A, with the amended conditions, seconded by Ms. McManus and carried on a vote of 5 to 0 (Mills, Morris, Stein, McManus & Gwozdzowski)

ADJOURNMENT

Ms. McManus moved to adjourn the meeting at 10:52 pm, seconded by Ms. Gwozdzowski and carried on a vote of 5 to 0 (Mills, Stein, Morris, McManus and Gwozdzowski)

The meeting was adjourned at 10:52pm

Respectfully submitted,

David Stein, Secretary
Stamford Zoning Board

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